

SHURGARD STORAGE VARIANCE REQUEST PROJECT NARRATIVE

PURPOSE

The purpose of this application is to request a variance to reduce the amount of open space required in Section 5.1604 of the Scottsdale Zoning Ordinance (the "Variance Request"). Specifically, Section 5.1604.C requires a minimum of ten percent (10%) open space on a site and Section 5.1604.F requires that a minimum of fifty percent (50%) of the open space required shall be located in the front yard.

OVERVIEW

Shurgard Storage Centers, Inc., (the "Applicant"), is proposing to redevelop a portion of the site located at 8615 East McDowell Road (the "Property"). The Applicant purchased the Property with an existing self-storage facility that was constructed in the 1980's. The Applicant proposes to partially redevelop the Property by (a) eliminating four (4) of the older single-story metal buildings, (b) partially demolishing two (2) single-story metal buildings, (c) replacing the demolished structures with a new, state-of-the-art storage building, (d) adding parking spaces, (e) increasing and refurbishing the landscaped area along McDowell Road, and (f) renovating the storefront for the office. The Property, as currently developed, does not meet the open space or parking requirements as contained in the Zoning Ordinance.

EXISTING SITE

The Property is approximately 2.89 acres (126,000 square feet) in size. The existing layout of the storage facility consists of seventeen (17) single-story buildings, ranging in height between eight (8) and nine (9) feet, and which are utilized for self storage purposes. The buildings were originally constructed in the 1980's and have not been updated since the original construction. Eleven (11) of the buildings are constructed of concrete block exteriors, with metal and concrete block interiors. The remaining six (6) buildings are constructed entirely of metal. The driveways are asphalt and the main entrance drive off of McDowell Road is approximately thirty (30) feet wide with limited vehicle stacking distance area between the curb cut and the security gate at the entrance to the storage facility. The Property has two-way ingress/egress onto McDowell Road. The majority of the widths of the interior driveways are twenty (20) feet. There are currently two (2) parking spaces and one (1) handicap parking space in front of the storage facility office, immediately adjacent to McDowell Road. Storm water runoff is captured by two (2) retention ponds. One retention pond is located on the south portion of the Property and is approximately 7,250 square feet. A smaller retention area is located on the north portion of the Property (along McDowell Road) and is approximately 4,000 square feet in size. The landscaping on the Property consists of an area along McDowell Road which contains an Oleander hedge, a few shrubs and a couple of trees. The landscaping along the rear of the Property consists solely of an Oleander hedge. The perimeter of the Property is secured by either a concrete wall or a perimeter building made of concrete.

PROPOSED RENOVATION

Shurgard's proposal is to significantly redevelop the front portion of the Property, which will enhance the appearance, provide safer vehicular ingress/egress, and provide more parking spaces on site. Additionally, access within the facility will be revised to allow circulation throughout the Property primarily for fire vehicles in the event of an emergency.

The renovation of the Property will consist of several elements. Six (6) of the older buildings will be included in the renovation. Specifically, four (4) single-story, metal buildings will be demolished and two (2) single-story, metal buildings will be partially demolished. The four (4) metal buildings will be replaced with a state-of-the-art, air conditioned, three (3) story, self storage building. The foot print of the new building is 110 feet by 100 feet. The improvements for the new building include a thirty (30) foot by eighty (80) foot covered loading area intended to keep customers out of the elements. The façade for the new building will be constructed of stucco, architectural masonry and architectural metal. The building will be designed with earth tone colors (tans and terra cotta red) with various accents and windows to break-up the building mass as depicted in the elevations included with this submittal.

Currently, the vehicular circulation, although sufficient for cars, does not provide adequate turning radii for larger vehicles, specifically fire trucks. One portion of the renovation includes the demolition of the ends of two (2) single-story buildings to allow wider turning radii through the balance of the Property. The specific goal of this portion of the renovation is to facilitate fire circulation throughout the storage facility.

In addition to the storage units, the single-story office building located at the northeast corner of the Property will be remodeled and a bell tower architectural feature will be added to the façade.

Currently, there is an eight (8) to ten (10) foot concrete wall between the storage facility buildings and McDowell Road. The renovation of the Property includes adding black wrought iron view fencing along the buildings facing McDowell Road and removing the concrete wall. This addition, with the enhanced elevations of the new building, will provide a more pleasing view to the McDowell Road corridor.

In addition to the removal of the concrete wall, the front landscape along McDowell Road will be improved by increasing the area from approximately 4,000 square feet to 7,100 square feet. Additionally, the existing out of character trees and shrubs will be replaced with desert trees and shrubs more appropriate for the area.

The vehicular stacking area in front of the security gate will increase from sixty (60) feet to over 100 feet from the curb-cut. This will allow any cars waiting to enter the security gate to stop on the Property rather than on McDowell Road. The number of standard parking stalls near the office will increase from two (2) to five (5), including one (1) handicap stall. The Property will maintain grades to utilize the north and south retention areas for storm water run-off.

SUMMARY

The proposed modifications will not only result in improvements in terms of aesthetic appearance of the buildings and the addition of landscape area and vegetation along McDowell road, they will also result in safer circulation conditions for the Property. These improvements cannot be made without approval of the requested variance.

The renovations will not have a negative impact on the surrounding properties; rather the renovations and improvements to the Property will enhance the street scene and the McDowell Road corridor to benefit the customers as well as the area in general.

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Justification for Variance

The purpose of this application is to request a variance to reduce the amount of open space required in Section 5.1604 of the Scottsdale Zoning Ordinance (the "Variance Request"). Specifically, Section 5.1604.C requires a minimum of ten percent (10%) open space and Section 5.1604.F requires that a minimum of fifty percent (50%) of the open space requirement shall be located in the front yard.

As noted in the Narrative Report included with this application, the applicant is proposing to redevelop a portion of the site located at 8615 East McDowell Road (the "Property"). The applicant purchased the Property with an existing self-storage facility that was construction in the 1980's. The applicant proposes to partially redevelop the Property by (a) eliminating four (4) of the older single-story metal buildings, (b) partially demolishing two (2) single-story metal buildings, (c) replacing the demolished structures with a new, state-of-the-art storage building, (d) adding parking spaces, (e) increasing and refurbishing the landscaped area along McDowell Road, and (f) renovating the storefront for the office. The Property as currently developed does not meet the open space requirements as contained the Zoning Ordinance.

The Variance Request is appropriate and complies with the four (4) required criteria as contained in Section 1.804 of the Zoning Ordinance and as discussed below.

1. Special circumstances/conditions exist which do not apply to other properties in the district.

The Property was developed in the 1980's and was developed in conformance with the then applicable rules and regulations. Because the site is developed with existing structures, there are limitations as to where new structures and open space areas can be placed. In order to redevelop the Property with a more aesthetically pleasing and modern building designed to accommodate the needs of customers, modifications to the site are necessary. Because the applicant proposed to design the renovation around some of the existing buildings, there are limitations in areas that are available to provide additional and meaningful open space. This circumstance is unique to this Property given the location, site boundaries and shape, development pattern and use of the Property. If a complete redevelopment or use of the Property were proposed, it is possible that the existing open space requirements could be complied with; however, given the existing special circumstances and conditions of the Property and the desire to improve and enhance the most visible portion of the Property, a variance is required.

2. Authorizing the variance is necessary for the preservation and enjoyment of substantial property.

Approval of the Variance Request is necessary in order to preserve, improve and enhance the Property. Approval of the Variance Request will allow for the upgrade of the Property in general and for the construction of a newer, more attractively designed building and streetscape specifically. Additionally, as part of the construction of the new building the entrance to the facility and customer parking will be relocated to an interior location and additional landscaping

will be provided along McDowell Road. These improvements will allow cars to be stacked on the Property rather than on the street, will provide additional customer parking and will result in an increase in the amount of landscaped area and open space from what is currently provided. It is important to emphasize that the site as currently developed does not meet the open space requirements. The approval of the Variance Request is therefore necessary to allow for the Property to be redeveloped to not only improve the visual quality of the Property from the street, but also to provide more meaningful landscape and open space areas than what is currently provided. Specifically, the landscaping along McDowell Road will be increased and improved with native desert trees and shrubs.

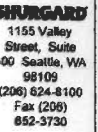
3. Special circumstances were not created by the owner or applicant.

The Property was originally developed prior to the requirements for open space as defined in Section 5.1604. The applicant acquired the Property in its current condition.

As previously noted, the applicant is requesting the variance in order to redevelop and improve not only the business on the Property but the street scene along McDowell Road. The applicant did not create the special circumstances or new ordinance provisions applicable to the Property and without the variance, would be unable to redevelop or improve the site given the current site development restrictions. The Property, when it was initially developed complied with the then applicable Zoning Ordinance provisions. Subsequent changes to the Zoning Ordinance created the situation whereby the amount of open space on the Property did not comply with the new standards.

4. Authorizing the application will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general.

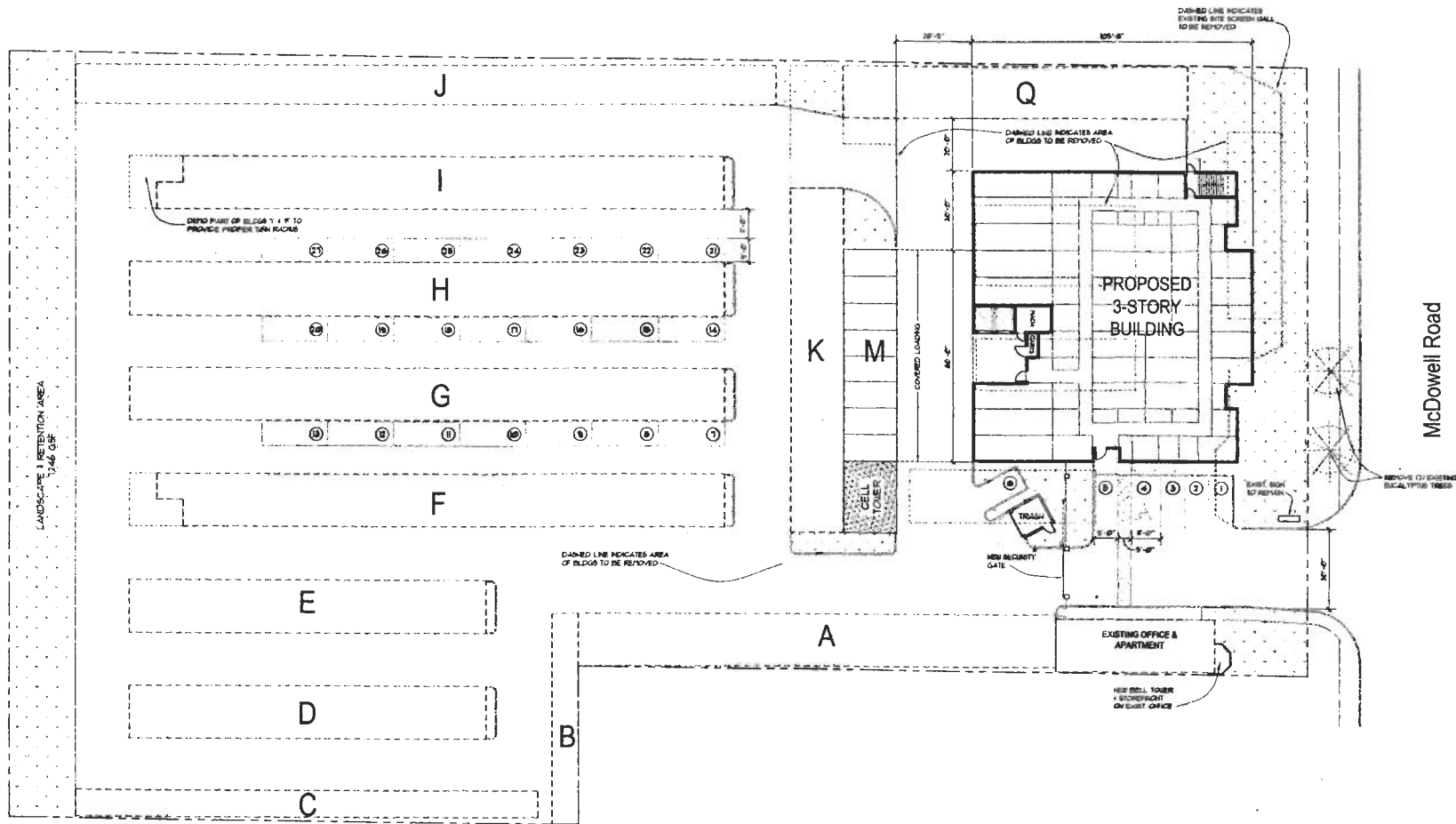
Approval of the Variance Request will not be materially detrimental to person's residing or working in the vicinity, to the adjacent property, to the neighborhood or to the public welfare in general. On the contrary, approval of the Variance Request will improve the area by the redevelopment of the Property with a more modern and aesthetically pleasing building. Additionally, the streetscape along McDowell Road, which is the most visible area to the public, will be improved because the landscaped area is being increased by approximately 3,100 square feet. Furthermore, the landscape palette is being modified to add desert trees and shrubs. These changes will improve and enhance the aesthetic quality of the area and will not result in any negative impacts to the area, neighborhood or adjacent properties. Finally, the parking spaces currently located immediately adjacent to McDowell Road are being relocated further from the street and the entrance is further into the Property resulting in a safer traffic circulation system. Without the Variance Request, these changes and improvements cannot be made.



PROPOSED EXPANSION & REMODEL
SHURGAARD OF SCOTTSDALE SOUTH
8615 E. McDOWELL RD SCOTTSDALE, AZ



11 MAR 2005



1"=20'-0"

OVERALL SITE PLAN

PROJECT INFO

ZONING: C-4
LOT AREA: 125,746sf (2.89ac)
FAR: 8 (100,571sf Max)
TOTAL BLDG AREA: 73,164

LANDSCAPE AREA
TOTAL REQUIRED (20%): 25,42sf
TOTAL PROVIDED: 16,034sf

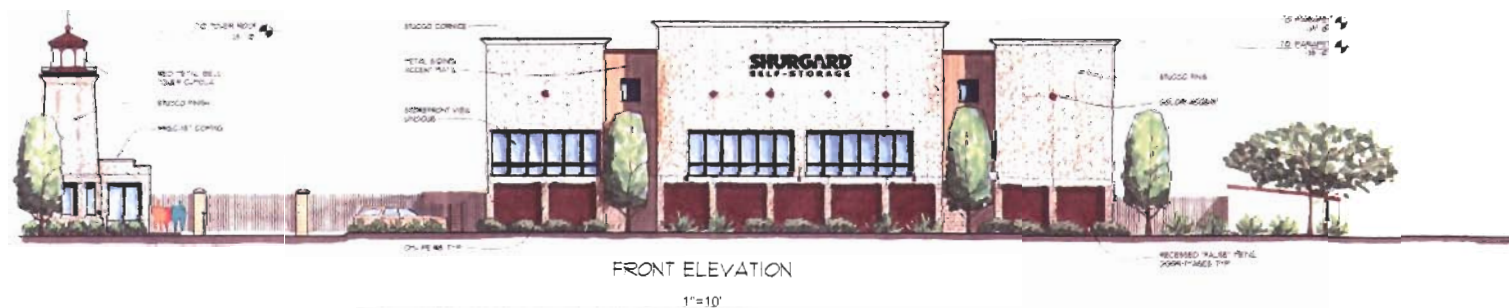
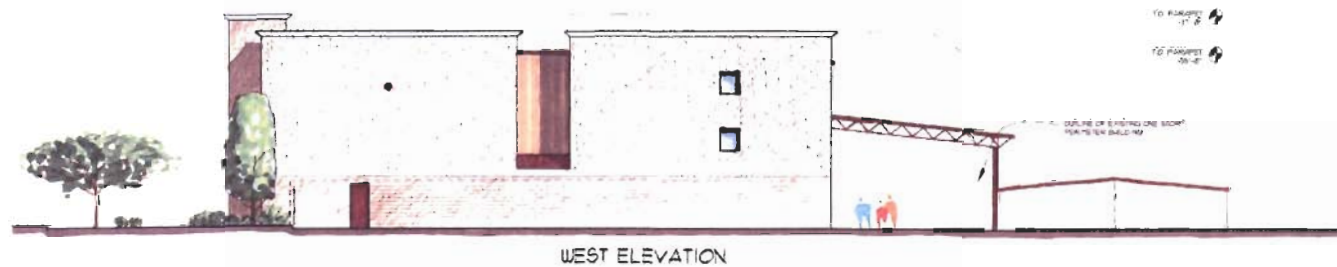
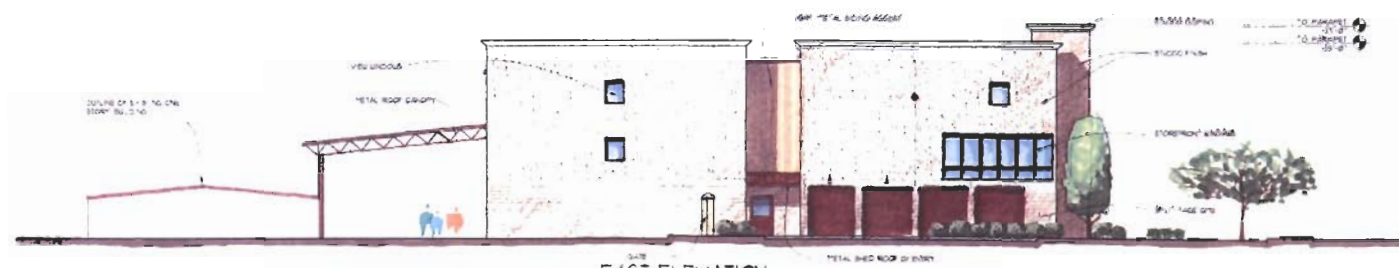
FRONTYARD LANDSCAPE AREA
REQUIRED (10%): 12.576sf
PROVIDED: 7.1376sf

PARKING REQUIRED
1 SPC PER 2500GSF INTERIOR
 $33,439 / 2500 = (13.3) 14$ SPACES
1 SPC PER 50 EXTERIOR UNITS
 $402 \text{ EXT. UNITS} / 50 = 8$ SPACES
TOTAL PARKING REQUIRED: 22 SPCS
TOTAL PARKING PROVIDED: 27 SPCS

BUILDING INFO

OCCUPANCY TYPE: S-I
CONSTRUCTION TYPE: II-N
NO. OF STORIES: 3
BUILDING HEIGHT: 31'-0"
GRF AREA: 33,439 SF

3-BA-2005
3/31/2005



BUILDING ELEVATIONS



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PROPOSED EXPANSION & REMODEL
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